

**Department of Permitting and Inspections**

Ann Machado, Zoning Administrator

April 5, 2016

Eben Adams
Pierce Atwood
Merrill's Wharf
254 Commercial Street
Portland, ME 04101

Re: West End Place, 183 Brackett Street (40 Pine Street), Portland, Maine, Tax Map 45, Block E, Lots 39, 40, 41, 42 & 50 (the "Property")

Dear Mr. Adams:

The Property is located in the B-1 Neighborhood Business Zone with a Historic Overlay Zone. The Property is presently being operated as a thirty-nine residential apartment building with two first floor retail uses and a parking garage. Residential and retail uses are permitted uses in the B-1 Neighborhood Zone.

The Property, as developed, conforms with all land use restrictions contained in the City's ordinances, including applicable building, land use and subdivision regulations, and all appropriate and required City permits, certificates of occupancy, licenses and approvals have been provided for the current use and development of the Property. The one exception to this pertains to building permit #2015-00069 which was issued on 3/12/15 to fit up the retail space at 183 Brackett Street. The final inspection for this permit has not been scheduled, so the certificate of occupancy has not been issued for this retail space (Farm Truck Juice). This business should not be operating without a certificate of occupancy. Otherwise I am not aware of any pending or contemplated land use or zoning actions with respect to the Property.

Yours truly,

Ann B. Machado
Zoning Administrator
Permitting and Inspections Department
City of Portland, Maine
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